

COPELAND BOROUGH COUNCIL DELEGATED PLANNING DECISION

1.	Reference No:	4/20/2294/OF1
2.	Proposed Development:	PROPOSED SINGLE STOREY LIVING ROOM EXTENSION AND SUN ROOM
3.	Location:	14 CRUMMOCK AVENUE, WHITEHAVEN
4.	Parish:	Whitehaven
5.	Constraints:	ASC;Adverts - ASC;Adverts, Safeguard Zone - Safeguard Zone, Coal - Standing Advice - Data Subject To Change
6.	Publicity Representations & Policy	Neighbour Notification Letter: YES Site Notice: NO Press Notice: NO Consultation Responses: See report Relevant Planning Policies: See report
7.	Report: SITE AND LOCATION This application relates to 14 Crummock Avenue, an end of terrace property situated on an existing housing estate within Whitehaven. PROPOSAL Planning permission is sought for the erection of a single storey side extension to provide a living room extension and sunroom. The extension will project 4.25 metres from the side elevation at the front and it will step back to project 3.6 metres at the rear. It will be 8 metres in depth and it has been designed to include a pitched roof, with an overall height of 4.9 metres and an eaves height of 2.2 metres on the front elevation and 2.6 metres on the rear elevation which reflects the change in levels on the site as the land slopes to the rear. The front elevation will include a window, the side elevation will include an obscure glazed 'STIPPOLYTE' level 5 window and the rear elevation will include patio doors and two windows. The windows will also include the window banding to match	

the existing property. The extension will be finished with render, grey concrete roof tiles and white UPVC windows and doors to match the existing property. The extension will also be lit by one skylight on the rear elevation.

RELEVANT PLANNING APPLICATION HISTORY

There have been no previous planning applications at this property.

CONSULTATION RESPONSES

Consultees

Whitehaven Town Council – No objections.

Highway Authority – No objections.

Lead Local Flood Authority – No objections.

Public Representation

The application has been advertised by way of neighbour notification letters issued to 6 no. properties.

No objections have been received as a result of this consultation.

PLANNING POLICIES

Planning law requires applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

Copeland Local Plan 2013 – 2028 (Adopted December 2013)

Core Strategy

Policy ST1 – Strategic Development Principles

Development Management Policies (DMP)

Policy DM10 – Achieving Quality of Place

Policy DM12 – Standards for New Residential Developments

Policy DM18 – Domestic Extensions and Alterations

Other Material Planning Considerations

National Planning Policy Framework (NPPF)

ASSESSMENT

The key issues raised by this proposal are its scale and design and the potential impacts on residential amenity.

Scale and Design

Policy ST1 and section 12 of the NPPF seek to promote high quality designs. Policy DM10 and DM18 seek to ensure domestic alterations are of an appropriate scale and design which is appropriate to their surroundings and do not adversely affect the amenities of adjacent dwellings.

The proposed extension will be modest in scale and appropriately sited to the side of the property. The design includes a pitched roof and window banding to match the existing dwelling and therefore it will not be prominent in the street scene. In addition, the proposed materials will match the existing property. On this basis, the proposal is considered to meet Policies DM10 and DM18(A).

Residential Amenity

Policy ST1, Policy DM18 and section 12 of the NPPF seek to safeguard good levels of residential amenity of the parent property or adjacent dwellings. Policy DM12 requires a 21 metre separation distance between directly facing habitable room windows and a 12 metre separation distance between a directly facing habitable room and a gable elevation to maintain privacy and overlooking standards.

Overlooking issues were considered as the extension includes a window on the side elevation facing the neighbouring property, no. 15 Crummock Avenue. The separation distance will be approximately 5 metres and as a result, the agent has confirmed obscure glazing at level 5 will be installed in the side elevation window to mitigate overlooking. This can be secured by use of an appropriately worded planning condition. In addition, the neighbour could erect a 2-metre high fence to maintain greater privacy in the future.

Under current permitted development rights, an extension could project up to half the width of the original dwelling, 2.6 metres in this case, without the requirement for formal planning permission. This fall-back position is a material consideration in the assessment of this application. As the projection is not significantly larger than what is possible under permitted development and the proposal includes level 5 obscure glazing, this proposal is considered to be satisfactory and therefore the side elevation window will not have a detrimental impact on the neighbouring amenity.

The extension is also stepped back from the boundary by 1 metre and therefore it is considered that the extension will not cause a significant loss of light to the neighbouring properties.

On this basis, the proposal is considered to meet Policies DM12 and DM18 and NPPF guidance.

Conclusion

Overall, this is considered to be an acceptable form of development which accords with the policies set out within the adopted Local Plan and the guidance in the NPPF.

8.	<p>Recommendation: Approve (commence within 3 years)</p>
9.	<p>Condition(s):</p> <ol style="list-style-type: none"> <li data-bbox="183 352 1503 426">1. The development hereby permitted must commence before the expiration of three years from the date of this permission. Reason To comply with Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004. <li data-bbox="183 699 1503 1161">2. This permission relates to the following plans and documents as received on the respective dates and development must be carried out in accordance with them: - Location Plan, scale 1:1250, drawing no 239- 01003 Rev 3, received 3rd August 2020; Site Plan, scale 1:200, drawing no 239- 01004 Rev 1, received 3rd August 2020; Existing Floor Plan and Elevations, scale 1:50 and 1:100, drawing no 239- 01001 Rev 1, received 3rd August 2020. Proposed Ground Floor Plan, scale 1:50, drawing no 239- 04001 Rev 2, received 2nd September 2020; Proposed Roof Plan, scale 1:50, drawing no 239- 04002 Rev 2, drawing no 239 04001 Rev 1, received 7th August 2020; Proposed Elevations, scale 1:100, drawing no 239- 05001 Rev 3, received 2nd September 2020. Reason To conform with the requirement of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004. <li data-bbox="183 1434 1503 1539">3. Prior to the first occupation of the extension hereby approved, obscure glazing at level 5 must be installed in side elevation window and must be permanently maintained at all times thereafter. Reason To safeguard the amenity of nearby residents in respect of overlooking and loss of privacy in accordance with Policies ST1, DM10, DM12 and DM18 of the Copeland Local Plan.

Informative

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received, and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the National Planning Policy Framework.

Case Officer: Chloe Unsworth

Date : 25/09/2020

Authorising Officer: N.J. Hayhurst

Date : 25/09/2020

Dedicated responses to:- N/A